

17 February 2021

Prince George City Council  
1100 Patricia Blvd., Prince George, BC V2L 3V9

Dear Prince George Mayor and City Council,  
**RE: Bylaw No. 9115 and 9116, 2020 | Location: 4114 Balsum Road**

I have reviewed the proposal by L&M Engineering Ltd. For Kidd Real Estate Holdings Ltd. Inc. BC821509 to amend the City of Prince George official community plan bylaw no. 8383, 2011 and zoning bylaw 7850, 2007 to facilitate a future six-lot subdivision, which would consist of a mix of single-detached (four lots) and two-unit housing (two lots) on the subject property – 4114 Balsum Road, located in the Hart.

Removing land designated in the City of Prince George official community plan from parks and open space for development would be short-sighted. Land like 4114 Balsum Road that is designated as parks and open space is a form of social and natural capitals that support a healthy community. As our neighbourhoods mature so does the need for parks and open space. The subject property is ideally located next to the Joe Martin Baseball Field and Hart Highlands Ski Hill. As our community grows and the use of the existing recreational spaces, so will the need for more parks and open spaces. The subject property is a natural future expansion of what is already a vibrant community space. Upholding the zoning for the subject property may not generate cash income for the City today but it does generate wealth in other ways that are valued by the City, notably supporting a healthy and engaged community both now and in the future.

It is my recommendation that the City Council upholds the current zoning for 4114 Balsum Road as parks and open space. By doing so, the City will reserve the potential of the subject property to contribute to the growth of the existing recreational spaces nearby and in the meantime, the community will continue to benefit from the natural and social capital that open spaces provide.

Sincerely,

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Dr. Tristan Pearce  
Associate Professor and Canada Research Chair in the Cumulative Impacts of Environmental Change  
University of Northern British Columbia

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